

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
92		FAIRMONT ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	2
Owner 1:	LEVY STUART G/ TRUSTEE			
Owner 2:	SGL TRUST			
Owner 3:				
Street 1:	92 FAIRMONT ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1:	LEVY STUART G -		
Owner 2:	-		
Street 1:	92 FAIRMONT ST UNIT 2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1940, having primarily Wood Shingle Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	476,100			476,100
Total Card	0.000	476,100			476,100
Total Parcel	0.000	476,100			476,100
Source: Market Adj Cost	Total Value per SQ unit /Card:		321.69	/Parcel: 321.6	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	468,900	0	.		468,900	468,900	Year End Roll	12/18/2019
2019	102	FV	426,000	0	.		426,000	426,000	Year End Roll	1/3/2019
2018	102	FV	377,000	0	.		377,000	377,000	Year End Roll	12/20/2017
2017	102	FV	343,800	0	.		343,800	343,800	Year End Roll	1/3/2017
2016	102	FV	343,800	0	.		343,800	343,800	Year End	1/4/2016
2015	102	FV	317,800	0	.		317,800	317,800	Year End Roll	12/11/2014
2014	102	FV	303,400	0	.		303,400	303,400	Year End Roll	12/16/2013
2013	102	FV	301,700	0	.		301,700	301,700		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
6/13/2013	Measured	JBS	JOHN S
5/23/2013	Info Fm Prmt	EMK	Ellen K
3/24/2005	Info Fm Prmt	BR	B Rossignol
5/10/2004	NEW CONDO	DGM	D Mann

Sign:

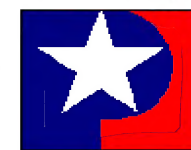
VERIFICATION OF VISIT NOT DATA

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Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	Spl Credit			Total:		

april 2021

APPAISED:	476,100 /	476,100
USE VALUE:	476,100 /	476,100
ASSESSED:	476,100 /	476,100



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	1982
	Prior Id # 2:	
	Prior Id # 3:	
3	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

!14783!

## PRINT

Date	Time
12/11/20	04:35:28

**LAST REV**

Date	Time
11/09/20	10:57:4

	mmcmakin
	14783

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

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## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1940	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict: G14	Fact: .
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.00000000
Name:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM's: 7				BR's: 2			Baths: 1		HB		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%

DEPRECIATION		
Phys Cond:	GD - Good	18.0
Functional:		0
Economic:		0
Special:		0
Override:		0
	Total:	18.6

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	390.286
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	0.89999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584886
Depreciation:	108789
Depreciated Total:	476097

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,480	390.290	577,623
Net Sketched Area:		1,480	Total:	577,623
Size Ad	1480	Gross Are	1480	FinArea 1480

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
3						
0						

**IMAGE**

**AssessPro** Patriot Properties, Inc

